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DIV. OF HOUSING  
POLICY DEVELOPMENT HCD

**ATTACHMENT D**  
**WFH Annual Progress Report**  
**on Implementation of the Housing Element**  
General Plan Report requirement pursuant to  
Section 65400 of the Government Code

**Jurisdiction:** County of Imperial – Planning/Building Department

**Address:** 939 Main Street, Suite B-1, El Centro, CA 92243

**Contact:** Jim Minnick **Title:** Planner IV

**Phone:** (760) 482-4236 Extension 4278

**Report Period:** January 1, 2004 **To:** December 31, 2004

**A. Progress in meeting Regional Housing Need:**

1. Total number of new housing permits issued:

*To date, 276 New Home Building Permits have been issued for the year 2004.*

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units.

*In the one low income housing project that was permitted in 2004, 81 units will be constructed, of which 24 will be for low-income units as defined by CDBG. This project includes a 55 year deed restriction to ensure continued occupancy by low income families.*

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

*The County has proposed low, moderate and above moderate housing permits this past year but no very low permits*

**B. The effectiveness of the housing element in attainment of the community's housing goals and objectives:**

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

**The following is from the State Approved Imperial County 2000-2005 Housing Element with brief status reports at end of each program:**

## **B. Housing Action Plan**

### **1. Actions in Support of Meeting Housing Demand and Accessibility Needs**

- a. Site Identification.** Support new construction of affordable lower income housing by designating sites in the unincorporated area of the County that are appropriate for assisted housing programs including transitional and farm worker housing. This will be accomplished through a land inventory windshield survey conducted by the Imperial County Planning/Building Department.

**2000-2005 Objective:** Coordinate and complete a windshield survey and designate specific sites appropriate for assisted, transitional, and farm worker housing units.

**Responsible Agency:** Imperial County Planning/Building Department, ICCED

**Funding:** No special funding required.

**Funding Source:** On-going/Imperial County staff time.

**Timetable:** Complete by end of fiscal year 2002.

#### **Status Report:**

*Note: After the approval of this Housing Element, the responsible agency VIDA, changed its name to Imperial County Community and Economic Development (ICCED).*

*The Planning/Building Department undergoes periodic windshield surveys, in conjunction with review of new development (housing and framing projects), and LAFCO annexations throughout the unincorporated areas of the County as a form of checking-up on land that was identified in the 2000-2005 Housing Element available for development. The County does not prohibit or restrict the development of assisted housing programs including transitional and farm worker housing within its housing or agricultural zones. Therefore all land identified in the 2000-2005 Housing Element for residential development was assessed as part of the Housing Element and the Planning/Building Department's practice to keep track of land as it is developed or annexed.*

*Additionally, ICCED contracts housing surveys on a regular basis, the latest being done this past year by Lauren and Associates. This survey is for determining homes that could be assisted by ICCED's rehabilitation program, thus ensuring the continuation of existing critical housing stock. ICCED also had Lauren and Associates perform a survey regarding public infrastructure improvements needed for the Colonias .*

- b. **Assist IVHA in Housing Development.** Imperial County Planning/Building Department, ICCED/County Administrative Office, and Imperial County Board of Supervisors will participate with the Imperial Valley Housing Authority in the development of lower income housing for senior citizens as well as large families, and other programs.

**2000-2005 Objective:** Assist in the development of lower-income housing units through the use of CDBG and other available funds.

**Responsible Agency:** ICCED/County Administrative Office-Imperial County Planning/Building Department

**Funding:** Apply annually for CDBG funds.

**Funding Source:** CDBG funds.

**Time Table:** By end of fiscal year 2005.

**Status Report:**

*The County has obtained CDBG HOME funds and Colonia funds for construction of two new low-income multi-family rental projects. One of these projects, Heber Family Apartments, includes three and four bedroom units for large families.*

- c. **Manufactured Housing.** Encourage the provision of affordable housing by allowing manufactured housing in appropriate residential areas.

**2000-2005 Objective:** Continue to allow the development of manufactured housing and mobile homes in the R1, R-2, R-3, R-4, A-1, A-2, A-3, S-1, and S-2 zones.

**Responsible Agency:** Imperial County Planning/Building Department

**Funding:** None Necessary

**Funding Source:** On-going

**Timetable:** Ongoing

**Status Report:**

*The Planning and Building Department does not differentiate between a site built home, manufactured home, or mobile home. The Department allows manufactured (mobile home) housing on all zones. This includes the uses of such units for primary residential dwellings, second dwelling units, and caretaker or manager quarters (in commercial and industrial zones when the residential unit is incidental to the primary commercial or industrial use).*

- d. **Encourage Planned Residential Developments.** The County Land Use Ordinance shall be amended to further define and encourage the

development of Planned Residential Development and to achieve innovative housing designs.

**2000-2005 Objective:** Amend the Land Use Ordinance to further define and encourage Planned Residential Development incentives.  
**Responsible Agency:** Imperial County Planning/Building Department  
**Funding:** No special funding required  
**Funding Source:** On-going/Imperial County staff time.  
**Timetable:** Complete by end of fiscal year 2003

**Status Report:**

*The Land Use Ordinance allows for density bonus and innovative options for subdivisions, both are designed to encourage affordable housing and attractive subdivisions.*

- e. **Farm Worker Housing.** The Land Use Ordinance allows farm worker housing by right in the AM-2 zone and conditionally allows it in the A-2, A-3, AM-1 and M-2 zones.

**2000-2005 Objective:** Continue to allow the development of farm worker housing in the AM-2, A-2, A-3, AM-1 and M-2 zones  
**Responsible Agency:** Imperial County Planning/Building Department  
**Funding:** No special funding required  
**Funding Source:** On-going/Imperial County staff time.  
**Timetable:** Ongoing

**Status Report:**

*The Land Use Ordinance still allows for farm worker housing and there have been no changes to the ordinance. To date there have been no projects submitted to the County Planning/Building Department, seeking to create new farm worker housing. However, a number of the housing permits issued in the County were likely for farm worker housing. Additionally, the County has allowed for the continuation and even replacement of existing farm worker housing in the County.*

- f. **Mixed-Use Feasibility.** Amend the Land Use Ordinance to establish a policy and procedure for mixed-use flexibility of residential and commercial uses.

**2000-2005 Objective:** Amend Land Use Ordinance to establish

<b>Responsible Agency:</b>	mixed used flexibility. Imperial County Planning/Building Department
<b>Funding:</b>	No special funding required
<b>Funding Source:</b>	Complete by end of fiscal year 2003.
<b>Time Table:</b>	Ongoing

**Status Report:**

*As discussed earlier, the Land Use Ordinance has provisions for Density Bonus and innovative options for subdivisions. The County also has set aside a section for mixed-use flexibility provisions, and is now drafting the necessary language. Currently, the Ordinance provides for caretaker or manager quarters as incidental uses in commercial and industrial zones; however, in order to get a mixed-use flexibility of commercial and residential, such projects would require a Specific Plan.*

**2. Actions in Support of Housing Supply and Affordability**

- a. **Provide Technical Assistance.** Staff of Imperial County Planning/ Building Department will provide technical assistance to developers of subsidized housing, such as assistance in preparing grant and tax credit applications. This assistance also includes reviewing specific sites that are both suitable for elderly and family housing and are consistent with the County's assisted housing policies and objectives.

<b>2000-2005 Objective:</b>	Continue to provide technical support to developers of subsidized housing.
<b>Responsible Agency:</b>	Imperial County Planning/Building Department-Imperial Valley Housing Authority
<b>Funding:</b>	In-kind/IVHA and Imperial County staff time.
<b>Funding Source:</b>	Federal/State funding
<b>Time Table:</b>	Ongoing

**Status Report:**

*ICCED provided assistance and obtained a HOME grant application of \$1,767,143 to be lent to a private developer for construction of Desert Sunrise Apartments, a 24 unit multifamily housing complex in the Heber Colonia. This project will also utilize a USDA Rural Development loan of \$1,350,000, and USDA will provide rent subsidies for 16 of the units. Rents will range from \$0 to \$750, based on income, family size, and ability to pay. Road improvements adjacent to the project will be paid for with HCD Colonia funds of \$195,258 obtained by ICCED. Heber Public Utilities District is contributing \$62,500 and the developer is contributing \$41,753.*

*ICCED provided assistance and obtained a HOME grant of \$3,500,000 to be loaned to a private developer for construction of phase 1, Heber Family Apartments, a low income multifamily housing complex with 81 units. The Heber Family Apartments will include three and four bedroom units to accommodate large families. Other funding sources include bonds totaling \$4,060,000 from the U.S. Bank, a Federal Home Loan Bank loan of \$800,000, and private investor loan of \$500,000. Low Income Tax Credits will also be utilized in the financing of this project.*

- b. Imperial County Community and Economic Development.** Participate with ICCED in the development of public/private housing units for the various identified programs in the county.

**2000-2005 Objective:** Assist ICCED in the development of public housing units.  
**Responsible Agency:** ICCED -County Administrative Office-Imperial Valley Housing Authority  
**Funding:** Varies with each project  
**Funding Source:** CDBG, etc.  
**Timetable:** By end of fiscal year 2005.

**Status Report:**

*ICCED and the County Building/Planning Department have worked together on the site selection and agreements for site improvements needed for construction of two public housing units, Desert Sunrise Apartments and Heber Family Apartments.*

- c. Provide CEQA Assistance for Funding Requests.** Cooperate with the various emergency shelter providers in the development of transitional housing by providing CEQA assistance in acquiring shelter funds or by providing in-kind services.

**2000-2005 Objective:** Support shelter providers in preparation of funding applications  
**Responsible Agency:** County Administrative Office/ICCED, and the Imperial Valley Housing Authority  
**Funding:** Contingent on available shelter funds and County in-kind services.  
**Funding Source:** Federal, state, local and private foundations.  
**Timetable:** Continuous

**Status Report:**

*The County continues to provide, as an in-kind contribution, County owned property to the Center for Family Solutions, to operate a 24 hour emergency shelter for women and children.*

- d. **Identify Zones for Transitional Housing/Emergency Shelters.** The Imperial County Land Use Ordinance allows transitional housing in the A-1 Limited Agriculture (Within Urban Boundaries Only) zone.

**2000-2005 Objective:** Continue to allow development of transitional housing and emergency shelters in the A-1 zone and evaluate expansion into other zones.

**Responsible Agency:** Imperial County Planning/Building Department

**Funding:** County staff time

**Funding Source:** In-kind Services

**Timetable:** Evaluate/revise zoning by 2002

**Status Report:**

*The Imperial County Land Use Ordinance still allows transitional housing in the A-1 Limited Agriculture (Within Urban Boundaries Only) zone.*

**3. Actions in Support of Housing Opportunities in Imperial County**

- a. **Farm Worker Housing Grant Program.** Seek funding from the State Farm worker Housing Grant Program (FWHG) for the rehabilitation of existing farm worker units and the construction of new units.

**2000-2005 Objective:** Assist in the rehabilitation and construction of farm worker units.

**Responsible Agency:** ICCED

**Funding:** Approximately \$30 million in State funding available

**Funding Source:** (FWHG) and (CDBG)

**Timetable:** Continuous

**Status Report:**

*ICCED is facilitating construction of multifamily housing that will offer rent subsidies to low and very low income families. The affordability of this housing is such that farm worker families can qualify as tenants, with rents ranging from \$0 to \$750, based on income, family size, and ability to pay. ICCED will continue to seek funding from State programs and other sources to support construction of farm worker housing.*

- b. **Use of Mortgage Revenue Bonds.** Promote development of assisted rental housing for low and moderate income persons and families in Imperial County through the use of tax-exempt Mortgage Revenue Bonds and through below-market rate financing through private lenders.

**2000-2005 Objective:** Assist ICCED in the development of assisted

	low and moderate housing units through the use of CHFA funds.
<b>Responsible Agency:</b>	ICCED
<b>Funding:</b>	Minimal
<b>Funding Source:</b>	California Housing Finance Agency (CHFA)
<b>Timetable:</b>	End of fiscal year 2005

**Status Report:**

*The Heber Family Apartments and Desert Sunrise Apartments have both utilized below market rate financing. Heber Family Housing is utilizing bond revenues of \$4,060,000.*

- c. **Self Help Housing .** Contact self-help housing providers to indicate County's support for affordable home ownership projects for agricultural workers developed using "sweat equity".

<b>2000-2005 Objective:</b>	Pursue funding through non-profits to provide technical support in development
<b>Responsible Agency:</b>	ICCED-County Administrative Office
<b>Funding:</b>	No special funding
<b>Funding Source:</b>	Staff time
<b>Time Table:</b>	Ongoing

**Status Report:**

*ICCED has not found any nonprofit entities or developers that are interested in participating in the sweat equity program. The County is supportive of this concept and will provide staff technical assistance as opportunities arise.*

- d. **Fair Housing Enforcement.** Ensure that fair housing enforcement is reviewed periodically to prevent discrimination. ICCED/County Administrative Office and the Imperial Valley Housing Authority are the agencies that receive fair housing complaints and refer subject complaints to HUD. HUD enforces the 1968 Civil Rights Act, which prohibits discrimination in housing and guarantees the right of fair housing.

<b>2000-2005 Objective:</b>	Continue to refer fair housing complaints to HUD.
<b>Responsible Agency:</b>	ICCED-County Administrative Office-Imperial Valley Housing Authority
<b>Funding:</b>	No special funding
<b>Funding Source:</b>	Staff time
<b>Time Table:</b>	Ongoing

**Status Report:**

*ICCED has not received any fair housing complaints in 2004.*



- e. **Density Bonus Program.** The Density Bonus Program allows Developers an opportunity to reduce development constraints if they provide low income housing.

**2000-2005 Objective:** Revise the Density Bonus Ordinance (Chapter 5 of Division 3 of the Title 9 Land Use Ordinance to ensure that the Ordinance is in compliance with State law.  
**Responsible Agency:** Imperial County Planning/Building Department  
**Funding:** No special funding required  
**Funding Source:** County staff time  
**Time Table:** Revise and adopt revised Density Bonus Ordinance by the end of fiscal year 2001.

**Status Report:**

*The Density Bonus Ordinance was found to meet the current State law.*

- f. **Mixed Use Flexibility.** Amend the Land Use Ordinance to establish a policy and procedure for mixed use (residential and commercial) flexibility.

**2000-2005 Objective:** Prior to the end of fiscal year 2003, amend the Land Use Ordinance to allow mixed use flexibility.  
**Responsible Agency:** Imperial County Planning/Building Department  
**Funding:** No special funding required  
**Funding Source:** County staff time  
**Time Table:** Adopted by end of fiscal year 2003.

**Status Report:**

*As described earlier, the Land Use Ordinance has provisions for Density Bonus and innovative options for subdivisions. The County also has set aside a section for mixed-use flexibility provisions, and is currently drafting the necessary language. Currently, the Ordinance provides for caretaker or manager quarters as incidental uses in commercial and industrial zones; however, in order to get a mixed-used flexibility of commercial and residential, the project would require a Specific Plan.*

4. **Actions in Support of Housing Conservation and Maintenance of Existing Housing Stock**

- a. **Section 515 Low Interest Rehab Loans.** Coordinate with the Rural Economic and Development Service to secure and distribute Section 515

low interest loans to rehabilitate multiple dwelling units for lower and moderate income households.

**2000-2005 Objective:** Assist in the rehabilitation of 40 lower and 10 moderate income multi-family dwelling units through Section 515 funds.  
**Responsible Agency:** ICCED-County Administrative Office-Imperial Valley Housing Authority  
**Funding:** Minimal  
**Funding Source:** CDBG, County General Fund  
**Timetable:** Continuous, 2000-2005

**Status Report:**

*ICCED received no applications or inquiries in 2004, from owners or developers seeking to rehabilitate multiple dwelling units for lower and moderate income households.*

- b. CDBG Housing Rehabilitation Program.** Use CDBG funds to rehabilitate low and moderate income housing units in order to help eliminate substandard housing units in the County.

**2000-2005 Objective:** Assist in the rehabilitation of 40 lower and 10 moderate income multi-family dwelling units through the use of CDBG funds.  
**Responsible Agency:** ICCED-County Administrative Office  
**Funding:** On-going, Apply annually  
**Funding Source:** CDBG funds  
**Timetable:** End of fiscal year 2005

**Status Report:**

*In 2004, ICCED completed two projects under its CDBG housing rehabilitation program. The dilapidated condition of these two homes was so severe that it was more cost effective to construct entirely new homes. An additional two more homes are still under construction to replace two dilapidated mobile homes.*

- c. Weatherization Program.** Promote the use of energy conservation measures in low and moderate income housing by supporting the County rehabilitation "weatherization program."

**2000-2005 Objective:** Provide rehabilitation/weatherization services to low and moderate income multi-family dwelling units.  
**Responsible Agency:** ICCED-Campesinos Unidos Incorporated  
**Funding:** On-going  
**Funding Source:** State Office of Emergency Services (OES);

**Timetable:** Federal, state, utilities  
End of fiscal year 2005

**Status Report:**

*ICCED's housing rehabilitation program ensures that all homes receiving CDBG funding are up to code. This would include provision of insulation as mandated under the code.*

*Campesinos Unidos utilizes funding from the Imperial Irrigation District, the Gas Company, and the California Department of Housing and Community Development, to conduct weatherization programs for senior and low income households. Campesinos Unidos provided weatherization services to 935 families in 2004.*

- d. **Energy Conservation.** Implement policies and programs for the conservation of energy in housing design and housing rehabilitation, such as implementation of Title 24 Energy Conservation Requirements; and adopt appropriate legislation for the encouragement and protection of solar energy systems.

**2000-2005 Objective:** Continue to implement Title 24 requirements and encourage the use of solar energy systems.

**Responsible Agency:** Imperial County Planning/Building Department

**Funding:** On-going

**Funding Source:** County staff time

**Timetable:** On-going

**Status Report:**

*As part of the requirement for energy conservation the Planning/Building Department has updated all building development codes to meet the latest State of California Codes (2001).*

- e. **Public Information.** Promote a housing educational program via public information brochures and technical assistance to encourage maintenance of existing housing stock.

**2000-2005 Objective:** Continue to provide informational brochures and technical assistance at the public counters.

**Responsible Agency:** ICCED-Imperial Valley Housing Authority

**Funding:** T.A. Funds in-kind

**Funding Source:** CDBG, other

**Time Table:** Ongoing

**Status Report:**

*The County Planning/Building department and the Imperial Valley Housing Authority provide information to homeowners on how to maintain and protect their investment in their homes.*

**5. Support of Housing Cooperation and Coordination**

- a. **Develop Community Support.** Interface with industry and business organizations to develop community support for low and moderate income housing development, emergency shelters, and other special housing needs.

**2000-2005 Objective:** Prepare informational material that: 1) illustrates the need for affordable housing and emergency shelters; and 2) identifies successful affordable and transitional housing projects throughout the County.

**Responsible Agency:** ICCED-Imperial Valley Housing Authority

**Funding:** T.A. Funds in-kind

**Funding Source:** On-going

**Timetable:** Prepare and make available to the public by the end of fiscal year 20005.

**Status Report:**

*An ICCED staff person serves on the Board of Directors for Center for Family Solutions (CFS), a nonprofit agency that provides transitional and emergency housing for women and children. In 2004 CFS expanded its program to include a new 12 unit transitional housing facility in the City of El Centro.*

- b. **Coordinate with Public Agencies.** Inform public agencies of special studies being conducted in the unincorporated communities (e.g., infrastructure studies) so that they can participate in resolving problems associated with special need housing development.

**2000-2005 Objective:** Inform public agencies of studies being performed and provide copies of the studies when requested.

**Responsible Agency:** Imperial County Planning/Building Department-ICCED/County Administrative Office

**Funding:** Continuous

**Funding Source:** County staff time

**Timetable:** On-going

**Status Report:**

*The County has worked hard over the past four years to create an integrated intra-department/agency work environment. This is done in part to enable designated specialist staff to have daily interaction, and access to a global computer permitting and monitoring program linked to the various development related departments/agencies.*

- c. **Technical Support for Economic Development.** Support economic development activities coordinated with ICCED through technical support. For example, Planning/Building Department will keep on file a list of developable land, sewer capacity and water capacity within the unincorporated areas of the County.

**2000-2005 Objective:** Update the inventory of developable land and sewer and water capacities within the unincorporated areas.

**Responsible Agency:** Imperial County Planning/Building Department-ICCED/County Administrative Office

**Funding:** Continuous

**Funding Source:** County Staff time

**Timetable:** By end of fiscal year 2002

**Status Report:**

*The County with the help of LAFCO keeps track of the development of previously undeveloped lands through the creation of residential subdivisions, annexation of land to incorporated cities, and the capacities of water and sewer in the unincorporated areas, through service area plan updates. The County works closely with the Water and Sewer Districts including Heber Public Utility District, and Seeley County Water District, to ensure that current and future capacities are in line with current and future residential developments.*

2. Assess effectiveness of actions and outcomes.

*The County has worked hard over the past four years to achieve the goals and objectives set fourth in the 2000-2005 Housing Element. We have had mixed results. The County has achieved success in the areas of developable land available, reduction in development impeding restrictions, and ensuring adequate infrastructure is either available or within the scope of a development project's abilities. Although we have supplied the tools via zoning and reduction on restrictions we have not been able to achieve the current Housing Cycle numbers for new construction of 7,625 units: (2,291 very low, 1,146 low, 1,391 Moderate, 2,797 Above Moderate). This is, however, more of a function of the marketplace than of the County. We have also been successful in the*

*rehabilitation sector with numerous rehabilitation projects completed through ICCED.*

**C. Progress toward mitigating governmental constraints identified in the housing element.**

*In 2003 the County revised its Second Dwelling Unit Ordinance to reflect the changes in State Law (specifically AB 1866). The changes provided ministerial permitting only for second dwelling units in the Low and Medium Density residential zones (R-1 and R-2). The County already allows for density bonuses, and innovative options for subdivisions to help in providing affordable housing and attractive subdivisions.*

## Anda Draghici

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**From:** Esperanza Colio [esperanzacolio@co.imperial.ca.us]  
**Sent:** Wednesday, December 28, 2005 5:46 PM  
**To:** Anda Draghici  
**Subject:** Annual Progress Report on Implementation of the Housing Element

Dear Ms. Draghici,

Please find attached the final draft of Imperial County's WFH Annual Progress Report on Implementation of the Housing Element for the calendar year of 2004. Regarding the housing permits issued on 2004 our department does not keep track of the RHNA affordability categories. For instance, section A, Progress in meeting Regional Housing Need #3, reads "The County has proposed low, moderate and above moderate housing permits this past year but no very low permits".

Please let me know if this report will fulfill the compliance requirement for the WFH Housing Element Annual Progress Report.

Please let me know if you have additional questions.

Thanks

**Esperanza Malagon Colio**  
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12/29/2005